



Flotilla House, Juniper Drive, Wandsworth, SW18

Asking Price: £390,000

 Benham
& Reeves

Flotilla House, Juniper Drive, Wandsworth, SW18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated in a sought after riverside development by Berkeley Homes is this impressive one bedroom Manhattan apartment, spanning an approximate 385 square feet of accommodation. The property comprises a main bedroom suite, modern bathroom, stylish open plan reception room with dining area and access to a private terrace overlooking the river. There is also a state of the art kitchen and the property interior features fitted Siemens appliances, integrated wardrobes, wooden flooring, underfloor heating, floor to ceiling windows, utility/storage cupboards and one underground right to park space.

Battersea Reach is a sought after riverside development by Berkeley Homes, located moments from the transport links of Wandsworth Town & Clapham Junction. Residents benefit from 24 hour concierge & a private gymnasium, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant, Edible Foods Café, Yue float wellness centre, healthcare clinic & beauty salon.

Battersea Reach is positioned close to fast and convenient transport routes. An approximate half a mile walk to Wandsworth Town station is just 3 minutes from Clapham Junction and 15 minutes from Waterloo, where you can switch to the London underground network and national rail services.




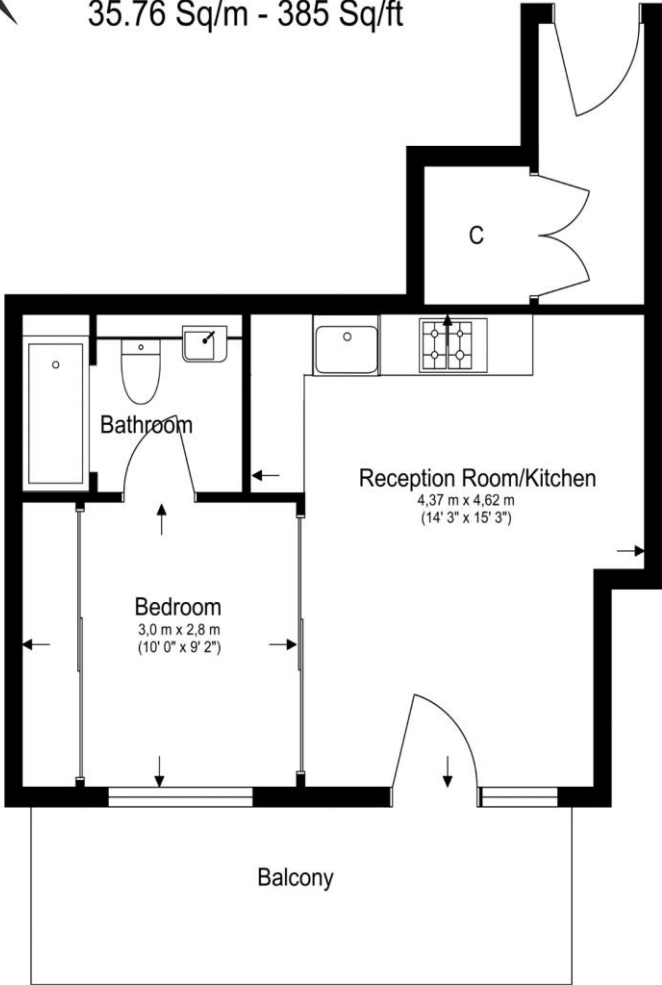


Property Features:


- Manhattan One Bedroom
- First Floor
- Private Terrace with River Views
- 385 Square Feet (Approx.)
- Underground Right to Park Space
- Underfloor Heating
- Landscape Communal Gardens
- Residents' Gymnasium
- 24 Hour Concierge
- Wandsworth Town Station (0.5 miles)




Total Gross Internal Area
 35.76 Sq/m - 385 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£390,000
Tenure:	Leasehold Expires 31/10/3003 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£2,970.00 (per annum) for the year 2024
Anticipated Rent:	£2,030 (including £180.00 carport rental pcm) Approx. 6.2 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW240057

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

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